



159a Marine Drive, Saltdean, BN2 8AA

£1,100,000

CarruthersandLuck
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159a Marine Drive

Saltdean

A superb opportunity to purchase a stunning detached 3 bedroom bungalow situated on the seafront with views to the Sea.

It has extremely bright and spacious south facing accommodation to include a fabulous 28' x 22' kitchen/dining/sitting room that has been fitted with a high quality kitchen with NEFF built in appliances and premium Silestone worktops, including a large central island/breakfast bar. The dining area is triple aspect and south facing, overlooking the gardens and has views towards the sea. In addition to this lovely room there is a large formal living room with full width sliding south facing doors to a sandstone patio area and the garden. There are 3 double bedrooms, 2 of which have high quality fitted bedroom furniture with lit wardrobes and extensive storage. The large bathroom has a Villeroy and Boch suite with a bath, separate shower, twin wash basins and a low level wc. The room is attractively tiled and in immaculate condition.

To the west end of the property is a double width garage and a separate wc. The garage can easily take 2 cars and still has space for a utility area. The garage also lends itself to conversion to further rooms, subject to any necessary consent.



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The bungalow is located at the end of a private lane, tucked away on its own generous plot with parking for several cars and well maintained gardens to the front and rear. The front garden is the main garden area with a large grey Porcelain paved patio area and level, well maintained lawns and white rendered walls.

ENTRANCE HALL

WC

LOUNGE 21'7" x 17'10" (6.58m x 5.44m)

KITCHEN/DINING ROOM 28'5" x 22'2" (8.66m x 6.76m)

BEDROOM 1 15'11" x 13'11" (4.85m x 4.24m)

BEDROOM 2 14'1" x 12'8" (4.29m x 3.86m)

BEDROOM 3 13'11" x 8' (4.24m x 2.44m)

BATH/SHOWER ROOM/WC

FRONT GARDEN

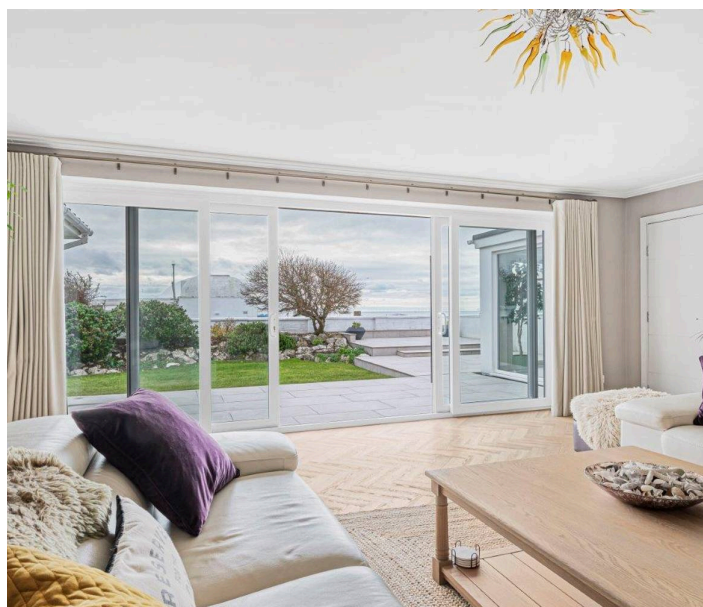
DOUBLE GARAGE 19'7" max x 18' max (internal measurements) (5.97m x 5.49m)

REAR GARDEN

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Approximate Gross Internal Floor Area = 200.3 sq m / 2157 sq ft

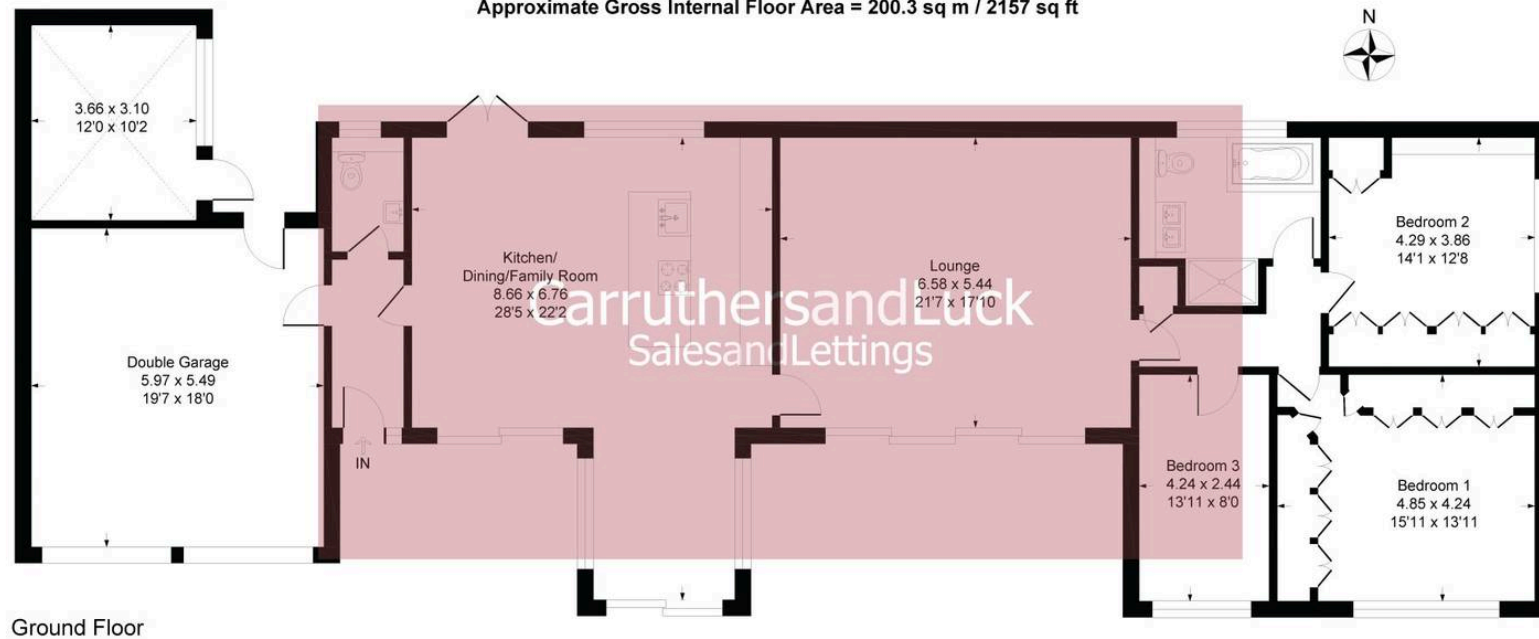


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